

029.0

0004

0023.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

652,700 / 652,700

652,700 / 652,700

652,700 / 652,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		TUFTS ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	CORLETO BENJAMIN J	
Owner 2:		
Owner 3:		

Street 1:	41 TUFTS ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Aluminum Exterior and 1133 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
101	5000.000	196,700		456,000	652,700			20408
Total Card	0.115	196,700		456,000	652,700			GIS Ref
Total Parcel	0.115	196,700		456,000	652,700			GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	576.08	/Parcel:	576.0		Insp Date
								08/19/17

PREVIOUS ASSESSMENT										Parcel ID	Parcel ID 029.0-0004-0023.0				USER DEFINED			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value		Notes	Date							
2020	101	FV	196,700	0	5,000.	456,000	652,700	652,700	Year End Roll	12/18/2019								
2019	101	FV	173,100	0	5,000.	484,500	657,600	657,600	Year End Roll	1/3/2019								
2018	101	FV	173,100	0	5,000.	353,400	526,500	526,500	Year End Roll	12/20/2017								
2017	101	FV	173,100	0	5,000.	307,800	480,900	480,900	Year End Roll	1/3/2017								
2016	101	FV	173,100	0	5,000.	262,200	435,300	435,300	Year End	1/4/2016								
2015	101	FV	162,200	0	5,000.	256,500	418,700	418,700	Year End Roll	12/11/2014								
2014	101	FV	162,200	0	5,000.	210,900	373,100	373,100	Year End Roll	12/16/2013								
2013	101	FV	162,200	0	5,000.	200,600	362,800	362,800		12/13/2012								

SALES INFORMATION										TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif		Notes								
	1190-196		7/20/1998	Family		1	No	No	F									

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
8/19/2017										HS		Hanne S					
4/28/2009										163		PATRIOT					
3/28/2000										263		PATRIOT					
2/17/2000										263		PATRIOT					
8/10/1993										TH							

Sign: VERIFICATION OF VISIT NOT DATA



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																
Type:	5 - Cape			Full Bath:	1	Rating:	Average	NO HEAT IN UAT.																																																																																				
Sty Ht:	1H - 1 & 1/2 Sty			A Bath:		Rating:																																																																																						
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:																																																																																						
Foundation:	1 - Concrete			A 3QBth:		Rating:																																																																																						
Frame:	1 - Wood			1/2 Bath:		Rating:																																																																																						
Prime Wall:	3 - Aluminum			A HBth:		Rating:																																																																																						
Sec Wall:		%		OthrFix:		Rating:																																																																																						
Roof Struct:	1 - Gable			OTHER FEATURES																																																																																								
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average																																																																																					
Color:	BEIGE			A Kits:		Rating:																																																																																						
View / Desir:				Fpl:	1	Rating:	Average																																																																																					
GENERAL INFORMATION				WSFlue:		Rating:																																																																																						
Grade:	C - Average			CONDOS INFORMATION																																																																																								
Year Blt:	1947	Eff Yr Blt:		Location:																																																																																								
Alt LUC:		Alt %:		Total Units:																																																																																								
Jurisdct:		Fact: .		Floor:																																																																																								
Const Mod:				% Own:																																																																																								
Lump Sum Adj:				Name:																																																																																								
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL																																																																															
Prim Int Wall:	1 - Drywall			Functional:				Interior:		1	5	2																																																																																
Sec Int Wall:		%		Economic:				Additions:																																																																																				
Partition:	T - Typical			Special:				Kitchen:																																																																																				
Prim Floors:	3 - Hardwood			Override:				Baths:																																																																																				
Sec Floors:		%		Total:	31	%		Plumbing:																																																																																				
Bsmnt Flr:	12 - Concrete			Basic \$ / SQ:	105.00			Electric:																																																																																				
Subfloor:				Size Adj.:	1.35000002			Heating:																																																																																				
Bsmnt Gar:				Const Adj.:	0.98990101			General:																																																																																				
Electric:	3 - Typical			Adj \$ / SQ:	140.318																																																																																							
Insulation:	2 - Typical			Other Features:	62500																																																																																							
Int vs Ext:				Grade Factor:	1.00																																																																																							
Heat Fuel:	1 - Oil			NBHD Inf:	1.00000000																																																																																							
Heat Type:	5 - Steam			NBHD Mod:																																																																																								
# Heat Sys:	1			LUC Factor:	1.00																																																																																							
% Heated:	100			Adj Total:	285027																																																																																							
Solar HW:	NO	Central Vac: NO		Depreciation:	88358																																																																																							
% Com Wall:		% Sprinkled:		Depreciated Total:	196669																																																																																							
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:																																																																																				
Make: [] Model: [] Serial #: [] Year: [] Color: []				Juris. Factor:			Before Depr:	140.32																																																																																				
SPEC FEATURES/YARD ITEMS				Special Features:	0		Val/Su Net:	81.65																																																																																				
				Final Total:	196700		Val/Su SzAd:	145.27																																																																																				
PARCEL ID 029.0-0004-0023.0																																																																																												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																											
More: N	Total Yard Items:				Total Special Features:				Total:																																																																																			
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